

## **TITLE 8 DEVELOPMENT CODE**

### **DIVISION 12: GENERAL DEFINITIONS**

#### **CHAPTER 2: Definitions beginning with B.**

##### **Sections:**

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##### **812.02010 Basement or Cellar.**

"Basement or Cellar": A room of a structure partly or wholly underground and having more than one-half (1/2) of its height below the average level of the adjoining ground. A basement, having more than one-half (1/2) of its height above the average level of the adjoining ground, shall be considered a story.

Readopted Ordinance 3341 (1989)

##### **812.02015 Bed and Breakfast Lodge.**

"Bed and Breakfast Lodge": A special accessory use to a single dwelling where a limited or specified number of guest rooms are made available to transient guests for rent to provide overnight sleeping accommodations on a less than weekly basis. Bed and Breakfast Uses are subdivided into three (3) basic categories as follows:

(a) "Host Home": Single dwelling containing one (1) to two (2) guest rooms which are made available for rent to transient guests to provide sleeping accommodations on a less than weekly basis where said dwelling is occupied by the owner of the property.

(b) "Bed and Breakfast Home": Single dwelling containing three (3) to five (5) guest rooms which are made available for rent to transient guests to provide sleeping accommodations on a less than weekly basis where said dwelling is occupied by the owner of the property.

(c) "Bed and Breakfast Inn/Lodge": An existing one-family dwelling which has been designated a Historical Structure containing a minimum of six (6) and a maximum of ten (10) guest rooms which are made available for rent to transient guests to provide sleeping accommodations on a less than weekly basis where said dwelling is occupied by the owner of the property.

Readopted Ordinance 3341 (1989)

##### **812.02025 Block.**

"Block": The property abutting on one side of a street between two nearest intersection streets, railroad right-of-way or other natural barrier, provided however, that where a street curves so that any two chords thereof form an angle of one hundred twenty (120) degrees or less measured on the lot side, each curve shall be construed as an intersection street.

Readopted Ordinance 3341 (1989)

##### **812.02030 Board or Board of Supervisors**

"Board" or "Board of Supervisors": The legislative or law-making body for San Bernardino County, composed of five (5) members. The Board is the final nonjudicial level for decision making and hearings on land use cases, except major and minor deviations and appeals thereof.

Readopted Ordinance 3341 (1989)

**812.02035 Boarding House**

"Boarding House": A dwelling with not more than five (5) guest rooms, with not more than one (1) person per room, where lodging and meals are provided for compensation on a weekly or greater basis, not including those facilities defined as social care facilities.

Readopted Ordinance 3341 (1989)

**812.02040 Buffer**

"Buffer": A strip of land established to separate incompatible or different land uses. Normally a buffer area is landscaped and retained as open space. The term may be used more broadly to describe any area or use that separates two unlike land uses, such as the use of multiple-family housing between single-family housing and commercial uses.

Readopted Ordinance 3341 (1989)

**812.02045 Building**

"Building": Any structure built for the support, shelter or enclosure of persons, animals, fowl, chattels or property of any kind.

Readopted Ordinance 3341 (1989)

**812.02050 Building Coverage**

"Building Coverage": The alterations of a lot by the creation of surface area upon which a building rests. The percentage surface coverage does not include roadways, swimming pools, tennis courts, solar collection devices or related apparatus.

Readopted Ordinance 3341 (1989)

**812.02055 Building Envelope.**

"Building Envelope": An area delineated on development plans in which all clearing and land disturbance for building construction must be confined unless otherwise authorized by this code. If not delineated it is the area of a lot not included within any required front yard, rear yard, side yard or side street yard setback area, or any recorded easement, or offer of dedication.

Readopted Ordinance 3341 (1989)

**812.02060 Building Height.**

"Building Height": The vertical distance above a referenced datum measured to the highest point of the coping of a flat roof or to the deck line of mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

(a) The elevation of the highest adjoining sidewalk or ground surface within a five (5) foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten (10) feet above lowest grade.

(b) An elevation ten (10) feet higher than the lowest grade when the sidewalk or ground surface described in (a) above is more than ten (10) feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

Readopted Ordinance 3341 (1989)

**812.02065 Building Official**

"Building Official": The Deputy Director of Land Use Services for Building and Safety, charged with the administration and enforcement of this code, or an authorized designee.

Readopted Ordinance 3341 (1989); Amended Ordinance 3397 (1990); Amended Ordinance 3779 (1999)

**812.02070 Building Site**

"Building Site": The ground area occupied or to be occupied by a building or group of buildings, together with all open spaces as required by the County Code.

Readopted Ordinance 3341 (1989)